S.P. PLAN
FOR
HWY 70 RETAIL CENTER
SP CASE NUMBER:2015SP-043-001

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
CIVIL-DESIGN-CONSULTANTS, LLC
6170 COLEY DAVIS RD., NASHVILLE, TN. 37221
PHONE: (615) 319-2734 EMAIL: CIVILCONSULTANTS@BELLSOUTH.NET

BSM HICKS, LLC

3001 ARMORY DRIVE - NASHVILLE, TN 37204 - 615-627-3964

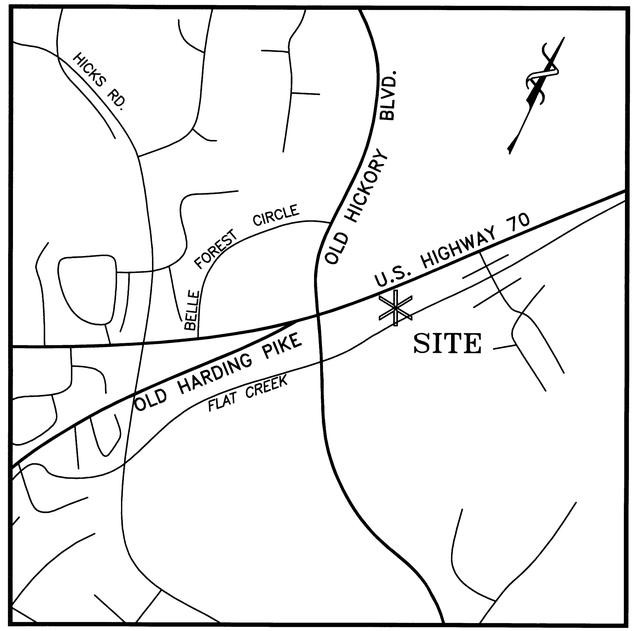
GENERAL PLAN CONSISTENCY

This property is located in Subarea 6 (Bellevue Community Plan) and includes the following policies: T3 Suburban Community Center (CC), T3 Suburban Neighborhood Maintenance (NM), and Conservation (CO). The commercial/office uses on Parcels A and B are permitted in the SCC zoning district which is consistent with the CC policy, and the maximum of 23,500 square feet of commercial/office development is well within the densities permitted by the CC policy. Development shown on this plan will provide a transition between the commercial center to the west and the residential development to the east consistent with the proposed update of the Bellevue Community Plan.

DATA

- 34TH. COUNCILMANIC DISTRICT
- OPTIONEE–BSM HICKS, LLC – 3001 Armory Drive Suite 250, Nashville, TN 37204 – 615–627–3964
- SUBDIVISION NAME – WILLIAM W HICKS SUBDIVISION
- SUBDIVISION NUMBER – 14200010600,14200036900,14200037000
- SEE BAR SCALE AND NORTH ARROW ON SHEET FOR APPROPRIATE INFORMATION
- SEE TITLE BLOCK FOR ENGINEER AND SURVEYOR INFORMATION
- PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA PER CURRENT FEMA FLOOD MAP

TAX MAP 142
PARCEL 1,36,37
ZONED: R15



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
CS	COVER SHEET
C0	EXISTING CONDITIONS PLAN
C1	STAKEOUT PLAN
C2	GRADING,DRAINAGE & EROSION CONTROL PLAN
L1	SITE LANDSCAPE PLAN

METRO PROJECT BUILDING PERMIT NUMBER: T2015

METRO PROJECT NUMBER (STORMWATER):

METRO SP APPLICATION #: 2015SP-043-001

7037 HIGHWAY 70 SOUTH
THIRTY FOURTH COUNCILMANIC DISTRICT
METRO NASHVILLE, DAVIDSON COUNTY, TENNESSEE

Development Standards:

1. The purpose of this SP is to permit a mixed use project with up to 23,500 square feet of commercial/office space, on Parcels A and B.
2. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, or eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance. Any addition of square footage in excess of 17,000 square feet or any addition of vehicular access points not currently present or approved must be approved by Public Works and by the Planning Commission as a modification of the SP.
3. All development within the boundaries of this plan will meet the applicable requirements of the Americans with Disabilities Act (www.ADA.gov) and the Fair Housing Act (www.justice.gove/crt/housing/fairhousing/about_fairhousingact.htm)
4. The required fire flow shall be determined by the Metro Nashville fire marshal's office prior to the issuance of a building permit.
5. Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
6. Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
7. Individual water and sanitary sewer service lines are required for each building (where applicable).
8. Any development within this SP shall comply with the applicable requirements of the adopted tree ordinance of the Metro Zoning Code.
9. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
10. According to FEMA Panel 47037C0333H dated November 22, 2013 flood maps, there is no 100-year floodplain within the SP boundary, except as shown.
11. All access drives and driveways within the community shall be private.
12. Size and number of signs within the SP are governed by note 26; signage shall comply with design standards in the Metro Zoning Code. A detailed signage plan will be submitted with the Final SP documents.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
14. This drawing is for illustration purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the SP and any other appropriate regulations at the time of final application.
15. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
16. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" CMP).
17. This may be a phased development. Parcel A and Parcel B may be consolidated into a single lot, provided access is maintained to the Parcel C through one (1) or more private easements.
18. If a development standard, including permitted uses, is absent from the SP plan and/or council approval, Parcel A and Parcel B shall be subject to the standards, regulations and requirements of the SCC zoning district as of the date of the applicable request or application.
19. All of the exterior light fixtures on Parcel A and Parcel B will be approved Dark Sky Friendly Fixtures by the International Dark-Sky Association. The eastern most row of exterior light fixtures on Parcel B shall have shields on the side of the fixture facing the adjacent residential property to the east of Parcel B.
20. An enhanced landscape buffer, with a berm and opaque fencing, shall be constructed along the eastern boundary of Parcel B up to the northern edge of the Zone 2 Buffer as shown. Such fence shall comply with ordinance 16.04.200.
21. At the time Parcel A or Parcel B is developed, at least a five (5) foot high fence shall be constructed along the eastern boundary of Parcel C, commencing at the southern edge of the Zone 2 Buffer and extending at least 208 feet, as shown. Such fence shall comply with ordinance 16.04.200 and may be a woven wire or chain link fence until Parcel C is developed. When Parcel C is developed, such fence must be opaque.
22. Businesses on Parcel A may be open to the public between the hours of 5:30 a.m. to 10:30 p.m., and Businesses on Parcel B may be open to the public between the hours of 7:00 a.m. to 10:00 p.m.
23. All dumpster service to Parcel A and Parcel B will occur between the hours of 7:00 a.m. to 7:00 p.m.
24. All deliveries to Parcel A shall be between the hours of 5:00 a.m. and 9:00 p.m., and all deliveries to Parcel B shall be between the hours of 7:00 a.m. and 9:00 p.m.
25. Maximum building permitted density for Parcels A and B shall be a maximum of 23,500 s.f. No more than 12,000 s.f. of such building density shall be located on Parcel B. Modifications to the site plan, layout, and finish floor elevations of Parcel A and Parcel B may be approved by Planning Commission or its designee so long as the changes do not result in building densities greater than those approved in this SP Plan and the changes comply with the standards, regulations, and requirements of this plan.
26. The uses permitted on Parcel A and Parcel B are retail, restaurant, financial institution, general office, ATM, automobile parking, outpatient clinic, medical office, personal care services, business services, furniture store and commercial amusement inside.
27. Signage within this SP shall meet the following requirements:

a. The number, area, spacing and height of permanent on-premises ground signs shall be determined as follows:

Max. No of Signs	Max. Area of Any One Sign in Sq. Ft.	Max. Total Area of All Signs in Sq. Ft.	Min. Side Setback (See Note 1)	Min. Setback to Other Ground Signs on the Same Lot	Max. Height in Feet
2	250	250	25 ft.	100 ft	25 ft.

Note: Where a side lot line abuts a street or a controlled access highway the minimum side setback shall be ten feet.

b. Each multitenant principal building may display not more than two on-premises building signs with a combined sign area of not more than forty-eight square feet.

c. In addition to the principal building signage each occupant of a multiple occupancy complex may display not more than two on-premises building signs on any exterior viewed portion of the complex that is part of the occupant's unit (not including common or jointly owned area). The total on-premises sign area shall not exceed fifteen percent of the facade area of such exterior portion.

d. Where there is only one occupant of a principal building, or where the owner of a multitenant building so chooses, not more than two on-premises building signs may be displayed on any exterior viewed portion of the building, not to exceed a combined sign area equal to fifteen percent of the facade area upon which the sign(s) is displayed to a maximum of two hundred eighty-eight square feet. If the owner of a multi-tenant building chooses this option then no building signage shall be allowed under subsection c.

CIVIL DESIGN CONSULTANTS, LLC
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6170 COLEY DAVIS RD., NASHVILLE, TN. 37221
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JARED R. GRAY
REGISTERED ENGINEER
NO. 108403
STATE OF TENNESSEE

HWY 70 RETAIL CENTER
SPECIFIC PLAN – CASE #2015SP–043–001
34TH COUNCIL DISTRICT
METRO NASHVILLE, DAVIDSON COUNTY TENNESSEE

COVER SHEET

Nashville & Davidson County
JUN 30 2015
Metropolitan Planning Department

REVISIONS

DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	As Shown
DATE:	March 15, 2015
JOB NO.	WK. ORDER
14-001	001

SHEET NO.
CS

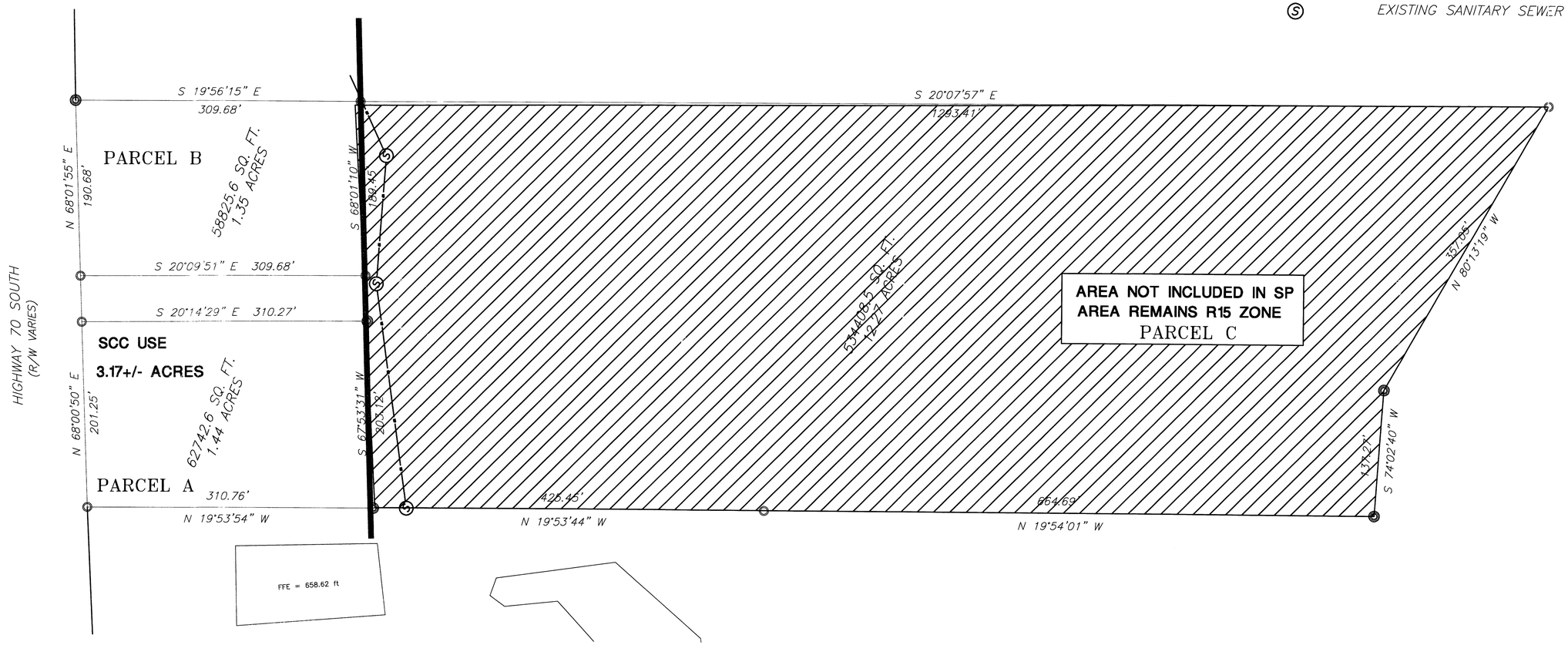
CERTIFICATION

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. FIELD WORK WAS COMPLETED ON: JUNE 12, 2014 THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.

LEGEND

	PROPOSED PROPERTY CORNER
	EXISTING PROPERTY CORNER
	UNMONUMENTED POINT
	TREE
	EXISTING PROPERTY LINE
	EXISTING FENCE
N.T.S.	NOT TO SCALE
P.O.B.	POINT OF BEGINNING
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD
M POST(O)	METAL POST OLD
R/W	RIGHT OF WAY
	EXISTING UTILITY POLE
S	EXISTING SANITARY SEWER MANHOLE



GENERAL NOTES

1. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL FEES INVOLVED IN SECURING SAID PERMITS. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO THE CONSTRUCTION OF PROJECTS SUCH AS THIS ONE.
2. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC., ARE NOT SHOWN ON THIS PORTION OF THE PLANS BUT ARE AVAILABLE FROM THE EXISTING UTILITY PROVIDERS. HOWEVER, CIVIL DESIGN CONSULTANTS, LLC, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY VARY SOMEWHAT FROM THE LOCATION DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND LINES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE LINES.
3. THE SITE DEVELOPMENT PORTION OF THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF APPROPRIATE DEPARTMENTS HAVING JURISDICTION WITHIN METRO NASHVILLE, DAVIDSON COUNTY.
4. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD POWER LINES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED LINES, THE ELECTRIC AND/OR TELEPHONE COMPANIES SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD LINES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
5. TOPSOIL STRIPPED FROM THE AREAS TO BE GRADED WILL BE STOCKPILED ON SITE, AT A SPOT TO BE FIELD DETERMINED BY THE CIVIL ENGINEER, AND SHALL LATER BE USED FOR SUBSEQUENT USE IN FINAL DRESSING AND SEEDBED PREPARATION. SAID STOCKPILES WILL BE LOCATED SO AS NOT TO INTERFERE WITH ACTIVITIES OF OTHER PORTIONS OF THE WORK ON THE PROJECT.
6. THE STOCKPILING OR STORAGE OF TREES, VEGETATION AND OTHER DELETERIOUS MATTER OR MATERIALS DEEMED "UNSUITABLE" BY THE SOILS AND CIVIL ENGINEERS SHALL NOT BE ALLOWED ON SITE. SAID MATERIALS SHALL BE PROPERLY DISPOSED OF OFF THE PROPERTIES, THE COST AND RESPONSIBILITY OF WHICH SHALL BE THE CONTRACTOR'S. SITE FOR THE DISPOSAL OF SAID MATERIALS SHALL FIRST BE APPROVED BY THE CIVIL ENGINEER.

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1-615-366-1987
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0 100 200 300

CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS • LAND PLANNERS
P.O. BOX 1111 • NOLENSVILLE, TN 37135
1175 OLD OHIO RD., MURFREESBORO, TN 37131
PHONE: (615) 213-7272/(615) 785-0000/(877) 90-CDCONT

JARED R. GRAY
REGISTERED ENGINEER
No. 108403
STATE OF TENNESSEE

HWY 70 RETAIL CENTER

SPECIFIC PLAN – CASE #2015SP-043-001

34TH COUNCIL DISTRICT

METRO NASHVILLE, DAVIDSON COUNTY TENNESSEE

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	1"=40'
DATE:	March 15, 2015
JOB NO.	WK. ORDER
11-002	001

SHEET NO.

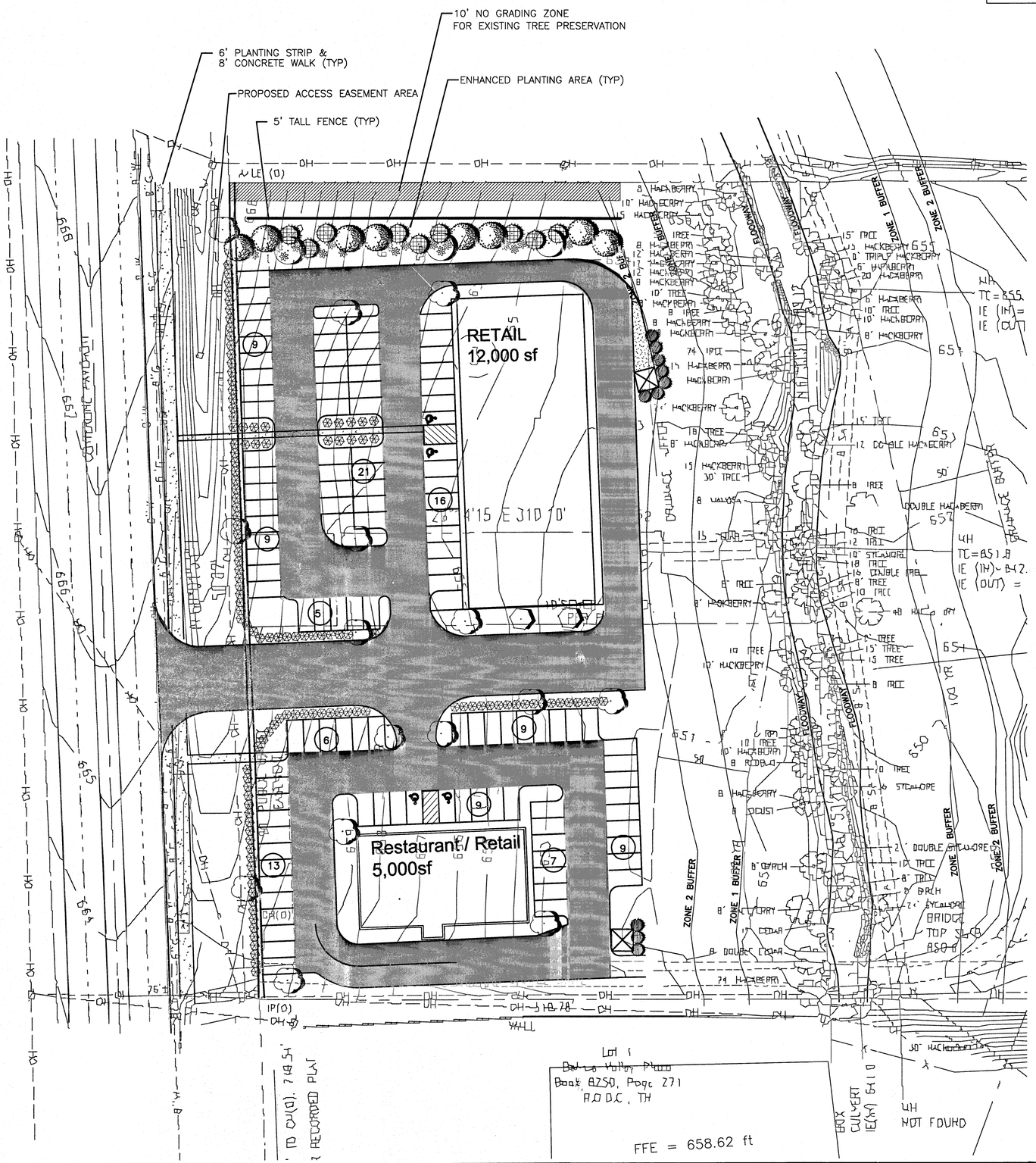
C0

PAVEMENT NOTE

ALL DUMPSTER PADS, SIDEWALKS, AND PATIO AREAS TO BE CONCRETE

EXISTING CROSSING NOTE

EXISTING CROSSING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION



SITE DATA

1. SUBJECT PROPERTY IS PRESENTLY SHOWN AS PARCEL 142 LOTS 1,36,37 OF THE THE DAVIDSON COUNTY PROPERTY TAX MAP 159.
2. SUBJECT PROPERTY IS PRESENTLY ZONED R15
3. TOPOGRAPHIC AND BOUNDARY INFORMATION ARE TAKEN FROM FIELD RUN SURVEYS BY WEATHERFORD, BROWN SURVEYING AND AVAILABLE AS-BUILT INFORMATION.
4. SEND ALL CORRESPONDENCE TO THE FOLLOWING:

OWNER/DEVELOPER:
BSM HICKS, LLC
3001 ARMORY DRIVE, SUITE 250
NASHVILLE, TN 37204
615-627-3964
CONTACT: CARL STOREY

ENGINEER:
MR. JARED GRAY, PE
CIVIL DESIGN CONSULTANTS, LLC
8170 COLEY DAVIS ROAD
NASHVILLE, TN. 37221
615-638-8207

SITE PARKING DATA:

EXISTING LAND AREA	656,016 SF=15.06 ACRES
MULTI USE BUILDING B	12,000 S.F.
RESTAURANT BLDG A	5,000 S.F.
NEW TOTAL BUILDING AREA	17,000 S.F.
SETBACKS FRONT/SIDE/REAR:	10'/5'/10'
MAXIMUM BUILDING HEIGHT:	UP TO 3 STORIES - 40'
EXISTING ZONING & PROPOSED ZONING:	R15/SP
RETAIL 1 SP/200 S.F.	12,000 S.F. = 60 SPACES
RESTAURANT 1 SP/100 S.F.	5,000 S.F.= 50 SPACES
TOTAL REQUIRED PARKING NON RESIDENTIAL:	110 SPACES
TOTAL PARKING PROVIDED:	113 SPACES

PAVEMENT LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE WALK
- (XX) PARKING SPACE NUMBER

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0 30 60 90

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JARED R. GRAY
REGISTERED ENGINEER
CONTRACTOR
No. 108403
STATE OF TENNESSEE

HWY 70 RETAIL CENTER

SPECIFIC PLAN - CASE #2015SP-043-001

34TH COUNCIL DISTRICT

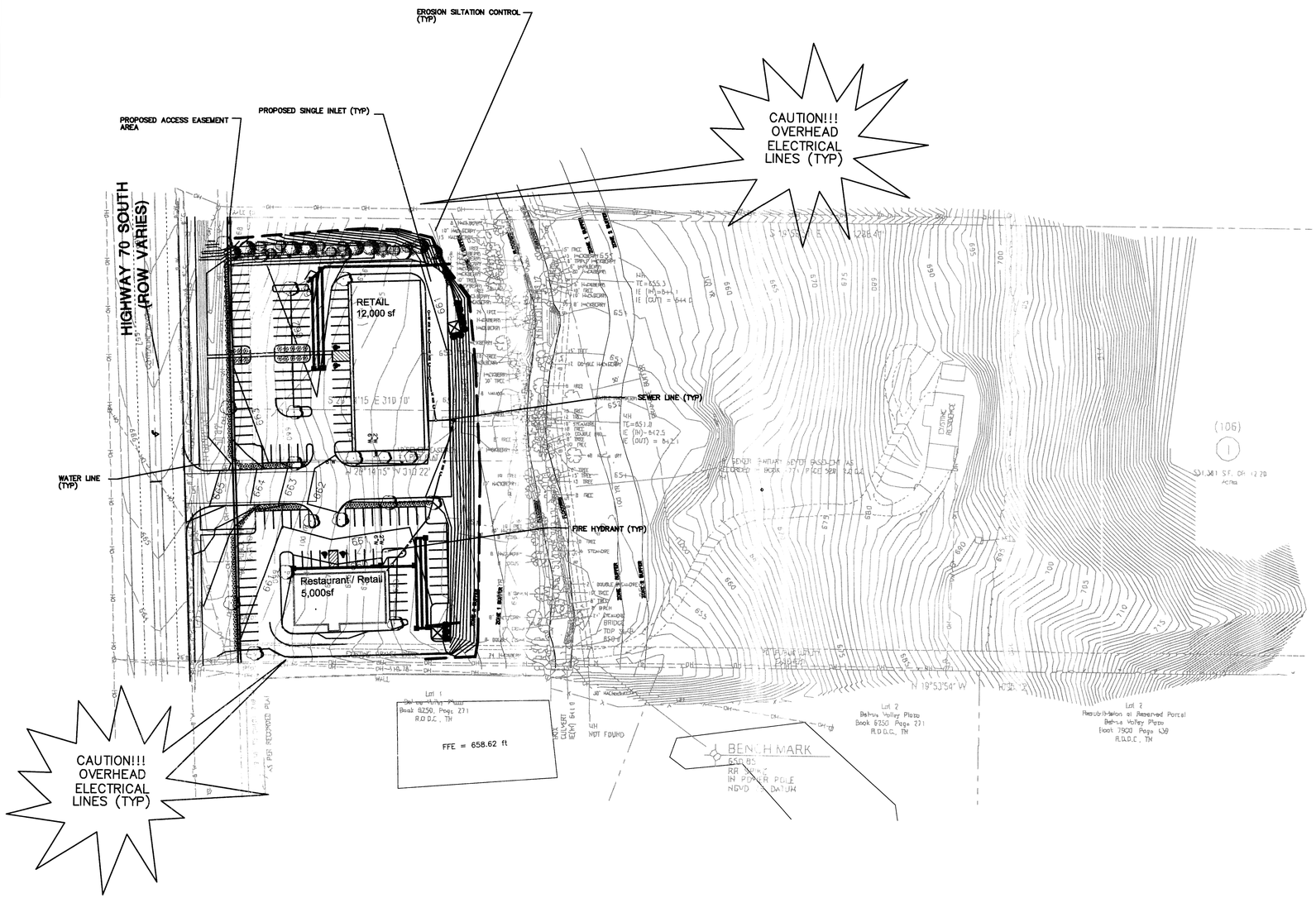
METRO NASHVILLE, DAVIDSON COUNTY TENNESSEE

STAKEOUT PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	1"=60'
DATE:	March 15, 2015
JOB NO.	WK. ORDER
14-001	001

SHEET NO.

C1



FFE NOTE:

FINAL FINISH FLOOR ELEVATIONS WILL BE DEFINED WITH THE FINAL SITE PLAN DESIGN SUBMITTAL.

UTILITIES NOTE:

FINAL STORMWATER & UTILITIES DESIGN WILL BE DEFINED WITH THE FINAL SITE PLAN DESIGN SUBMITTAL.

EROSION/SILTATION CONTROL NOTES

1. AREAS AND TIME OF EXPOSURE OF UNPROTECTED SOILS SHALL BE KEPT TO A MAXIMUM OF 15 DAYS.
2. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
3. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
4. NO OTHER WORK WILL BE INITIATED ON THE PROJECT UNTIL THE EROSION/ SILTATION MEASURES SHOWN ON THE PLANS AND DETAILS ARE FROPERLY IN PLACE.
5. STRAW BALES SHOWN THUS ▪▪▪▪▪▪▪▪▪▪▪▪▪▪ ARE TO BE USED AS TEMPORARY SEDIMENT BARRIERS. STRAW BALES ARE TO BE FIRM AND SECURELY TIED WITH PLASTIC OR WIRE BINDING. BALES ARE TO BE PLACED TOUCHING AND FIRMLY ANCHORED TO THE GROUND WITH STEEL DRIFT PINS OR WOODEN STAKES AS SHOWN IN DETAIL.
6. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED ON PLAN TO SEDIMENT BARRIERS DURING AND UPON COMPLETION OF CONSTRUCTION.
7. ALL CUT/FILL AREAS TO HAVE A MINIMUM OF 6-INCH DEPTH TOPSOIL COVER. AREAS DRESSED WITH TOPSOIL WILL RECEIVE 12 POUNDS PER 1000 SQUARE FEET OF 6-12-12 FERTILIZER, 5 POUNDS OR MORE OF KENTUCKY 31 FESCUE SEED PER 1000 SQUARE FEET AND A STRAW MULCH OF 70%-80% COVERAGE (APPROXIMATELY 125 POUNDS PER 1000 SQUARE FEET) EXCEPT AS OTHERWISE DETERMINED BY PLAN.
8. UPON STABILIZATION OF THE PROJECT SITE WITH A GOOD (ACCEPTABLE) STAND OF GRASS AND/OR GROUND COVER, THE EROSION/SILTATION INSTALLATIONS WILL BE REMOVED AND THE AREA DISTURBED WILL BE SEEDED AND MULCHED WITH THE SAME TREATMENT AS OTHER NEW GRASSED AREAS OF THE PROJECT.
9. A STONE ACCESS RAMP IS TO BE CONSTRUCTED AT THE SITE ENTRANCE WITH A MINIMUM WIDTH OF 20 FEET AND MINIMUM LENGTH OF 100 FEET. RAMP IS TO BE BASED WITH 6 INCHES OF ASTM D 448, SIZE NO. 1 STONE, AND MAINTAINED THROUGHOUT CONSTRUCTION.
10. PRIOR TO THE ISSUANCE OF A GRADING PERMIT, ALL EROSION/SILTATION CONTROL MEASUREMENTS INDICATED ON THE PLANS SHALL BE INSTALLED.

In accordance with the Metro Stormwater Management Manual, Volume 1, Section 3.9, As-Built Certifications, MWS Stormwater Division must approve the following as-builts prior to issuance of the Use & Occupancy Permit:

- Underground detention and water quality infrastructure
- Above ground detention and water quality infrastructure
- Public storm sewer infrastructure
- Cut & fill in the floodplain
- Sink hole alterations

The engineer shall contact Stormwater Development Review staff for submittal requirements.

I, JARED GRAY, PE, CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THE PLAN FOR SUFFICIENT ON SITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

EROSION CONTROL SPECIALIST — DATE: 3-30-15

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES, AND A N.O.I. IS REQUIRED TO BE FILED WITH THE STATE OF TENNESSEE.

ENGINEER — DATE: 3-30-15

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1-615-366-1987
TENNESSEE ONE CALL
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0 60 120 180

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PHONE: (615) 316-7100 EMAIL: DESIGNCONSULTANTS@BELLSOUTH.NET

JARED R. GRAY — REGISTERED ENGINEER — No. 108403 — STATE OF TENNESSEE

HWY 70 RETAIL CENTER

SPECIFIC PLAN – CASE #2015SP-043-001

34TH COUNCIL DISTRICT

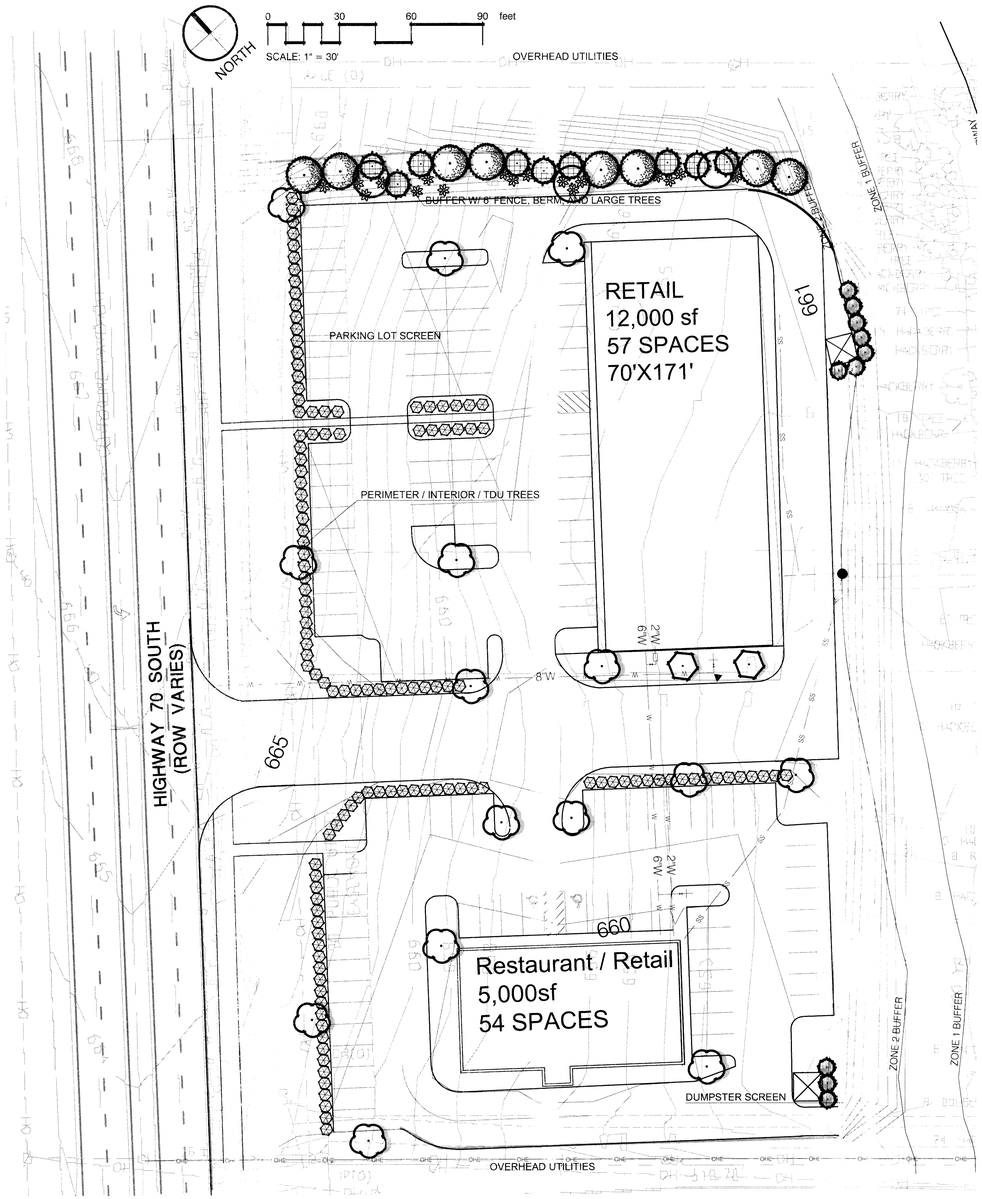
METRO NASHVILLE, DAVIDSON COUNTY TENNESSEE

GRADING/DRAINAGE/ EROSION SILTATION CONTROL PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	1"=60'
DATE:	March 15, 2015
JOB NO.	WK. ORDER
14-001	001

SHEET NO.

C2



CALCULATIONS WORKSHEET FOR
TREE DENSITY REQUIREMENTS
METRO ORD # 094-1104

AREA OF LOT:		3.17	ACRES
BUILDING COVERAGE:	-	0.39	ACRES
AREA OF REQUIRED COMPLIANCE:		2.78	ACRES
	x	14.0	
REQUIRED TREE DENSITY UNITS:		**38.92**	

PROPOSED NEW TREES:
TDU TO BE MET WITH PROPOSED TREES

CREDIT FOR NEW TREES: 0.0

PROVIDED TREE DENSITY UNITS: 39.0

IRRIGATION TO BE PROVIDED BY HOSE BIBS

CONCEPT_PLANT_SCHEDULE

6" CALIPER EVERGREEN BUFFER TREE
MAGNOLIA, CEDAR, CRYPTOMERIA

8" CALIPER EVERGREEN BUFFER TREE
MAGNOLIA, CEDAR, CRYPTOMERIA

4" CALIPER DECIDIOUS CANOPY BUFFER TREES
TULIP POPLAR, OAK, MAPLE

2" CALIPER CANOPY TREES - FOR TDU
ELM, OAK, HORNBEAM

2" CALIPER UNDERSTORY TREE - FOR TDU
SERVICEBERRY, REDBUD, HAWTHORN

6' HT EVERGREEN - SCREENING TREE
HOLLY, ARBORVITAE

18" HT. EVERGREEN SCREEN
HOLLY, LAUREL, VIBURNUM

24" HT FLOWERING BUFFER SHRUB
FORSYTHIA, HYDRANGEA, VIBURNUM

MISCELLANEOUS
Shredded Hardwood Bark Mulch Minimum 4" depth throughout
All disturbed areas to be sodded

SITE DATA

1. SUBJECT PROPERTY IS PRESENTLY SHOWN AS PARCEL 142 LOTS 1,36,37 OF THE THE DAVIDSON COUNTY PROPERTY TAX MAP 159.
2. SUBJECT PROPERTY IS PRESENTLY ZONED R15
3. TOPOGRAPHIC AND BOUNDARY INFORMATION ARE TAKEN FROM FIELD RUN SURVEYS BY WEATHERFORD, BROWN SURVEYING AND AVAILABLE AS-BUILT INFORMATION.
4. SEND ALL CORRESPONDENCE TO THE FOLLOWING:

OWNER/DEVELOPER:
BAKER STOREY MCDONALD PROPERTIES
3001 ARMORY DRIVE, SUITE 250
NASHVILLE, TN 37204
615-627-3964
CONTACT: CARL STOREY

ENGINEER:
MR. JARED GRAY, PE
CIVIL DESIGN CONSULTANTS, LLC
8170 COLEY DAVIS ROAD
NASHVILLE, TN 37221
615-638-8207

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CIVIL ENGINEERS · LAND PLANNERS
DAVID L. DUNCAN, PE · CONNOR L. BALL, PE
8170 COLEY DAVIS ROAD · NASHVILLE, TN 37221 · 615-638-8207

CONNOR L. BALL
REGISTERED
ARCHITECT
ENGINEER
TENNESSEE No. 102677
LANDSCAPE ARCHITECT
6/17/2015

HWY 70 RETAIL CENTER

SP CASE NO. 2015SP-043-001
34TH COUNCIL DISTRICT
METRO NASHVILLE, DAVIDSON COUNTY TENNESSEE

LANDSCAPE PLAN

REVISIONS	
DESIGNED BY:	J. GRAY
DRAWN BY:	J. GRAY
APPROVED BY:	J. GRAY
SCALE:	1"=30'
DATE:	March 30, 2015
JOB NO.	WK. ORDER
14-001	001

SHEET NO.

L1